

To Let

Unit E16, Imperial Way, Croydon, CR0 4RR

12,560 sq ft (1,166.86 sq m)

- 3 phase power
- Two manual loading doors
- Rear & side yards
- Min height to underside of haunch of 3.5m



Detached Industrial Warehouse with predominately open plan offices on a self enclosed site

Location

Croydon is located approximately 10 miles to the south of Central London with good access via the A23 to both Central London and the M25 (Junctions 6 & 7). Imperial Way is located on the Airport Industrial Estate, one of Croydon's main industrial areas which is to the south-west of the town centre, close to the A23.

Description

The property comprises a brick built dual pitched warehouse with integral office to the front elevation. The warehouse benefits from a minimum height of 3.5m to the haunch, sodium / halogen lighting, 3 phase power, a new roof, gas warm air blows and two manual loading doors. The offices are a mixture of cellular and open plan areas and benefit from kitchen facilities and male and female WCs. Externally, there is a rear and side yard for ample parking.

Accommodation

Description	Sq ft	Sq m
Ground Floor Warehouse	9,811	911.47
Ground Floor Warehouse	1,335	124.03
First Floor Offices	1,394	129.51
Mezzanine	927	86.12

Specification

- Self-enclosed site
- Detached Industrial Warehouse
- Predominately open plan offices
- Male & female WCs

Terms

The property is available on a full repairing and insuring lease, for a term to be agreed.

Legal Costs

Each party to be responsible for their own legal costs.

VAT

Please note that VAT will be applicable.



EPC

This property has been graded as C (68).

Viewing & Further Information

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